



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**208 TACHE Avenue, Calgary T2K 3R7**

MLS®#: **A2155618**

Area: **Thornccliffe**

Listing Date: **08/19/24**

List Price: **\$600,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 03-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1966**

Lot Information

Lot Sz Ar: **5,285 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane**

Park Feat: **220 Volt Wiring, Double Garage Detached, Oversized, RV Access/Parking**

DOM

**30**

Layout

Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Fire Pit, Private Yard**

Construction: **Stucco, Wood Frame**  
Flooring: **Carpet, Hardwood, Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Kitchen Island, Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`11" x 4`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`8" x 7`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`8" x 20`4"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>10`8" x 16`4"</b>
<b>Kitchen With Eating Area</b>	<b>Basement</b>	<b>11`3" x 15`11"</b>
<b>Storage</b>	<b>Basement</b>	<b>10`9" x 6`3"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 8`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`11" x 15`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`11" x 12`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`8" x 9`4"</b>
<b>Game Room</b>	<b>Basement</b>	<b>10`6" x 20`0"</b>
<b>Storage</b>	<b>Basement</b>	<b>9`0" x 5`9"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**4093JK**

Remarks

Pub Rmks: **Nestled in the Heart of Thorncliffe is where you will discover this hidden gem. This family home has a lot to offer including a fully developed basement with an illegal suite (not currently rented) (Also Note: This home can easily be switched back to a 3 bedroom upstairs) plus there have been several upgrades over recent years such as: new vinyl windows and doors, shingles (10 years old), High Efficiency furnace approx 2 years old. There is hardwood floors on the main floor (living room area has been carpeted over), oak cupboards in the kitchen with an island creating an open concept. Huge recreational room down as well as a large primary bedroom with a walk-in closet. The private backyard boasts a massive two-level deck, firepit, RV parking plus a fabulous oversized heated garage! Located close to schools, shopping, parks and easy access to direct transportation to downtown or out of town.**

Inclusions: **See above**  
Property Listed By: **RE/MAX Real Estate (Central)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









